

City of San Jose

Coyote Valley Specific Plan

Summary of Task Force Meeting #20 on August 16, 2004 151 West Mission St. (Room 202 a and b)

Task Force Members Present:

Mayor Ron Gonzales (co-chair), Councilmember Forrest Williams (co-chair), Councilmember Pat Dando, Supervisor Don Gage, Dan Hancock, Ken Saso, Phaedra Ellis-Lamkins, Chuck Butters, Craige Edgerton, Doreen Morgan, Eric Carruthers, Gladwyn D'Sousa, Helen Chapman, Russ Danielson, Steve Schott Jr., Steve Speno, and Terry Watt.

Task Force Members Absent:

Christopher Platten, Neil Struthers, and Jim Cunneen.

Technical Advisory Committee (TAC) Members Present:

Steven Kinsella (Gavilan College), Kyle Simpson (Greenbelt Alliance), David Bischoff (consultant to the City of Morgan Hill), Brian Schmidt (Committee for Green Foothills), Sean Rose (Santa Clara Valley Water District), Bobbie Fishler (League of Women Voters), Dunia Noel (LAFCO), Mike Griffis (County Roads and Airports), Sarah Muller (Working Partnerships), Kathryn Nation (Senator Bruce McPherson), Tim Steele (Sobrato Development Company), and Carolyn McKennan (Morgan Hill Unified School District).

City Staff Present:

Keith Stamps (District 2), Emily Moody (District 2), Denelle Fedor (District 10), John Mills (District 6), Laurel Prevetti (PBCE), Sal Yakubu (PBCE), Darryl Boyd (PBCE), Susan Walsh (PBCE), Perihan Ozdemir (PBCE), Rebecca Flores (Housing), Lindsey Wolf (ESD), Luke Vong (DOT), Dave Mitchell (PRNS) and Mary Ellen Dick (ESD).

Consultants:

Doug Dahlin (Dahlin Group), Ken Kay (KenKay Associates), Roger Shanks (Dahlin Group), Eileen Goodwin (APEX Strategies), Mike Waller (Hexagon), Jim Thompson (HMH) and Jodi Starbird (David J. Powers & Associates).

Community Members Present:

Maralee Potter, Lowell Tan, Sean Morley, Marty Estrada, Annie Saso, Richard Sanchez, Jack Kuzia, Richard DeSmet, Lee Wieder, Vic LoBue, Rob Oneto, Salvatore & Amanda Saso, Jill Costa, Roger Costa, Linda Nedbal, Joe Mueller, Chris Marchese, Tedd Faraone, Joch LoBue, Michael Bini, Jessica Vernon, Vic LoBue Jr., Janet Hebert, Tim Town, Joan Doss, Wayne O'Connell, Beverly Stewart, Marty Estrada, and Tim Muller.

1. Welcome:

The meeting convened at 5:30 p.m. with Mayor Ron Gonzales welcoming everyone in attendance to the meeting.

2. Acceptance of June 12, 2004 Community Workshop Summary:

Co-Chair Forrest Williams called for a motion to accept the meeting summary for the June 12, 2004 Community Workshop, and the motion passed unanimously.

3. Acceptance of the June 14, 2004 Task Force Meeting Summary:

Co-Chair Forrest Williams called for a motion to accept the meeting summary for the June 14, 2004 meeting, and the motion passed unanimously.

4. Highlights from the August 14 Workshop and Brief Summary of Technical Memoranda on Alternative Design Concepts:

Using PowerPoint slides, Laurel Prevetti (Planning staff) started with an overview of the Coyote Valley Specific Plan (CVSP) process. The process has four main elements: Technical Analysis, Foundational Infrastructure and Land Use Planning Concepts, Development of the Specific Plan documents and Environmental Impact Report, and

Recommendation/Approval. The Technical Analysis phase was completed in the fall of 2003, and the effort is currently in the Foundational Infrastructure and Land Use Planning Concepts phase.

Public involvement is critical in all phases. Opportunities for involvement include Task Force meetings, community workshops, property owners meetings, and focus groups. The CVSP website contains all materials from public meetings and is a good resource for the community.

The August 14th community workshop had over 200 attendees, including good participation by the Task Force. At the workshop, the consultant team (led by Doug Dahlin and Ken Kay) reviewed the alternative design concepts for key infrastructure elements of the parkway, transit, Fisher Creek, and flood control. The consultants also presented the results of the technical analyses of the alternatives, and described their recommendation for a “composite framework” of the infrastructure elements. The technical memoranda summarizing the evaluations and the composite framework will be distributed to the Task Force in preparation for its August 30th meeting.

At the August community workshop, the consultants also described land use principles and showed a preliminary land use plan illustrating one way of distributing land uses in North and Mid-Coyote. Overall, these concepts were well received; however, some members of the community continue to be concerned about the overall amount and density of future development in Coyote Valley, potential traffic impacts, and school impacts.

As a result of the community input, the consultant team has identified the following issues that need to be explored in the coming months, as the land use plan is refined:

- Research planning efforts of comparable scale and density.
- Review the north-south connection between the new Coyote Valley community and Morgan Hill.
- Examine school issues, such as student generation, number of facilities, and size of facilities.
- Identify appropriate agricultural integration between the new Coyote Valley community and the South Coyote Valley Greenbelt.
- Address social equity issues, such as the distribution, tenancy, and pricing of affordable housing throughout the new community.
- Describe more thoroughly the jobs/housing balance within Coyote Valley and its context to the City of San Jose as a whole and the region.

- Determine the costs of the key infrastructure elements.

Co-Chair Gonzales then asked the Task Force if there were any other issues that the team should be studying. Task Force members identified the following:

- Obtain the State requirements regarding school size.
- Obtain the State requirements and/or constraints for the integration of schools with public parks.
- Add health clinics to the examination of social equity issues.
- Provide a written response to all of the questions that have been raised at Task Force meetings, community workshops, and other forums so that the public understands how their concerns are being addressed and resolved in the planning process. These questions and answers could be posted to the website.
- Provide the Task Force with a clear description of the land uses, densities, and typologies represented on the proposed land use plan.
- Explain the density transitions from single-family to high density residential. Given the high value of single-family housing, define the incentives for creating high density residential.
- Describe the location of libraries, churches, and other community facilities on the land use plan.
- Determine the feasibility of the plan.
- Examine land use alternatives.
- Create larger scale maps so stakeholders can understand the placement of proposed land uses.
- Address property owners' concerns and inquiries regarding the equitable distribution of costs and benefits.

5. Update on South Coyote Valley Greenbelt

Laurel Prevetti stated that staff has now held two meetings with property owners in the South Coyote Valley Greenbelt. Summaries of these meetings are in the Task Force packet. She reiterated the Council's Vision and Outcomes, which call for the creation of a permanent, non-urban buffer in the South Coyote Valley. To help define the appropriate uses for the South Coyote Valley, a new consultant, Sibella Kraus (SAGE),

has been added to the consultant team. Sibella has expertise in market-based solutions to agricultural, recreational, and rural uses, and will be working very closely with Economic and Planning Systems, the economists on the CVSP team.

Sibella Kraus then briefly described the schedule for her work. She said that she is currently collecting data on the South Coyote Valley Greenbelt area and interviewing property owners. In October/November, she anticipates having a draft of possible strategies for the area that will be shared with the Task Force, property owners, and the community.

Several Task Force members raised questions and concerns about the South Coyote Valley Greenbelt. Vice Mayor Dando emphasized the importance of meeting with the actual farmers in the area to really understand the unique circumstances and challenges of agriculture in South Coyote Valley. Supervisor Gage expressed concern that the plan for the Greenbelt is coming “after the fact.” Laurel explained that the ideas for the South Coyote Valley need to be integrated with the plan for North and Mid-Coyote, and that this is expected to be an iterative process. Supervisor Gage also expressed concern about coordination with the County as it related to the specific uses allowed in the Greenbelt area and potential changes to the General Plan and Zoning. Dan Hancock requested information regarding existing conditions, existing development, and development potential under the current rules for South Coyote Valley. Co-Chair Williams concluded this item by saying that the Greenbelt strategies should “add value,” and that agriculture may not be the only option.

6. Public Comments:

- Mayor Dennis Kennedy of the City of Morgan Hill submitted a letter dated August 13, 2004 (attached), identifying significant issues regarding the Coyote Valley Specific Plan as identified by South County agencies. These issues include, among others: traffic, transportation, housing, schools, public facilities, and regional health care facilities.
- Brian Schmidt, representing the Committee for Green Foothills, mentioned a letter that was submitted jointly by leading Bay Area environmental groups (included in the Task Force packet). Among the issues raised in that letter is concern about the jobs/housing balance of the Coyote Valley area.
- Richard DeSmet, South Coyote Valley property owner, thanked Vice Mayor Dando and Supervisor Gage for their comments. He expressed appreciation that the Greenbelt is finally getting attention.
- Beverly Stewart and Marty Estrada also spoke about the South Coyote Valley. They expressed concern about the approach to the Greenbelt area and its impact on existing property owners. They also expressed concern about the lack of

South Coyote Valley Greenbelt representation on the Task Force, and lack of urgency to planning within the Greenbelt.

- Lee Weider with Access Land Development Services introduced himself as a consultant to South Coyote Valley property owners located on the east side of Monterey Road. He is doing independent analysis of property conditions in that area and has been asked to identify options for the Greenbelt area.

7. Adjourn:

The meeting was adjourned at about 6:30 p.m. The next Task Force meeting is scheduled for Monday, August 30, 2004 at 5:30 p.m. at the Dr. Martin Luther King, Jr. Library at 150 East San Fernando Street. The next meeting is a three-hour session for the Task Force to discuss the infrastructure elements and technical analysis.

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